INFORMATION ON THIS PLAN IS TO BE USED AS A GUIDE ONLY FOR THE DESIGN PROCESS. APPROVED EDP PLANNING CONTROLS NEED TO BE CHECKED AGAINST PRECINCT CODE UPLIFTS. PLANS TO BE READ IN CONJUNCTION WITH THE TERRITORY PLAN ALONG WITH BLOCK DISCLOSURE PLANS AND THE GINNINDERRY DESIGN REQUIREMENTS TO CONFIRM ALL CURRENT CONTROLS PERTAINING TO YOUR BLOCK.

DO NOT SCALE OFF DRAWINGS. DIMENSIONS ARE IN METRES.

**KEY MAP**

- **SITE LOCATION**
- **BOUNDARY**
- **ARTICULATION ZONE**
- **INDICATIVE BUILDING FOOTPRINTS** (based on min. building setbacks only. This does not take into account easements or building envelopes)

**LEGEND**

- **Block Boundary**
- **Garage Location**
- **Boundary Defined by SDHDC**
- **Part of Integrated Development Parcel by Planning Controls Plan**

**MINIMUM BOUNDARY SETBACKS**

- **All Floor Level - Side and Rear Boundary - Screened**
- **All Floor Level - Rear Boundary - Unscreened**
- **1.5m or nil setback to a max length of 13m**

**SDHDC**

- **Articulation Elements (Articulation Zone)**

**Strathnairn Stage 2 EDP**

- **Lower floor level - external wall or unscreened element**
- **Upper floor level (front setbacks) - external wall or unscreened element**
- **Upper floor level (side setbacks) - external wall (screened)**

**BLOCK INFORMATION**

- **BLOCK n**
- **340m²**
- **BLOCK o**
- **240m²**
- **BLOCK p**
- **240m²**
- **BLOCK q**
- **240m²**
- **BLOCK r**
- **445m²**

- **IN**
- **IN**
- **IN**
- **IN**
- **IN**
- **IN**

**SCALE**

1:250 @ A3

**DRAWN**

A

**CHECKED**

DZ

**REV**

AK

**DATE**

04/02/20

**APPROVED**

CS

**Ginninderry**

BLOCK PLANNING CONTROLS
BUILDING & SITING CONTROLS PLAN
**LEGEND**
- **Block Boundary**
- **Gauge Location**
- **PRIVATE OPEN SPACE (POS)**
  - POS for mid size blocks, POS for compact blocks
- **PRINCIPLE PRIVATE OPEN SPACE (PPOS)**
  - refer to SDHDC: POS for mid size blocks, POS for compact blocks
- **Gate, street address and letterbox**
  - to be off lane (as indicated)
- **Services**
  - Refer to Block Disclosure Plan for location of service access to this block.
  - Proposed Fencing and Courtyard Walls to integrate service ties and meters.

**BOUNDARY FENCING**
- Side, Rear and Rear Lane Boundaries
  - Maximum height 1.8m | Minimum setback 0m (100%)
  - Not forward of building line
  - refer to EPSDD: Fences and Freestanding Walls Factsheet 2014
- **Construction and Finish**
  - Inter-alotment fencing to be max 1.8m high timber paling fencing or lapped and capped timber paling fencing.
  - If Colorbond is used, the profile must be Neetascreen or a mini orb profile colour “Basalt”. refer to Ginninderry Design Requirements
- **Return Boundary Fencing to Building Line or Side Fence**
- **Mandatory Village/Green Link, Courtyard Walls and Fencing**
  - Maximum height: PPOS screen 1.5m | otherwise 1.2m
  - Minimum setback: 100% @ 0m
  - refer to Fencing Controls Plan
- **Optional Front Fencing, Courtyard Walls, Open Space and Laneways**
  - Maximum height 1.8m | Minimum setback 0m (100%)
  - refer to Fencing Controls Plan

**Construction and Finish**
- Front Courtyard walls and fencing forward of the building line (where permitted) must be a combination of solid and semi-transparent elements that are constructed of the following:
  - **masonry or stonework;**
  - **dressed hardwood timber;** or
  - **powder-coated aluminium.**
  - Openings to be a minimum of 10mm.

**Optional Front Fencing, Courtyard Walls, Open Space and Laneways**
- Maximum height 1.8m | Minimum setback 0m (100%)
- refer to Fencing Controls Plan

**Ginninderry Design Requirements**
- Construction and Finish

**Services**
- Refer to Block Disclosure Plan for location of service access to this block.
- Proposed Fencing and Courtyard Walls to integrate service ties and meters.
- refer to Fencing Control Plan and Ginninderry Design Requirements.